



PC AGENDA: 9-11-02
ITEM: 3.c.

Memorandum

TO: PLANNING COMMISSION

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: September 4, 2002

COUNCIL DISTRICT: 4

SUBJECT: ANNUAL REVIEW OF A DEVELOPMENT AGREEMENT WITH CISCO SYSTEMS, INCORPORATED REGARDING PROPERTY LOCATED AT THE NORTHWEST CORNER OF TASMAN DRIVE AND RIO ROBLES DRIVE, AT THE SOUTHEAST CORNER OF TASMAN DRIVE AND VISTA MONTANA AND ON THE SOUTH SIDE OF TASMAN DRIVE BETWEEN RIO ROBLES DRIVE AND NORTH FIRST STREET

BACKGROUND

A Development Agreement was approved by the City Council in 1993 with Cisco Systems and the City in conjunction with a Site Development Permit (File No. HSH 92-09-054) to facilitate vested development rights for an 819,000-square-foot project at the northwest corner of Tasman Drive and Rio Robles Drive (Cisco Campus #4). This Development Agreement was approved to facilitate the establishment of a corporate headquarters at the site.

On June 20, 1995, the City Council approved an amendment to the Development Agreement to include a 576,000-square-foot expansion of the corporate headquarters at the southeast corner of Tasman Drive and Vista Montana (File No. HSH 95-02-013) and a 367,842-square-foot expansion on the south side of Tasman Drive between Rio Robles Drive and North First Street (HSH 94-07-041).

A separate Development Agreement with Cisco Systems for the development of Cisco Campus #6 (PDCSH99-06-054) was also approved by City Council on June 6, 2000.

This Development Agreement, as required by City Ordinance, requires the Planning Commission to adopt a resolution, if applicable, upon a determination subsequent to a Compliance Review Hearing, that all terms and conditions of the agreement are in full compliance.

ANALYSIS

The Cisco Systems development is complete well ahead of the five-year time limit for establishment of a corporate headquarters on the site as conditioned in the Development Agreement. Cisco

Systems, in compliance with the Development Agreement, is maintaining its corporate headquarters at the site and has built facilities in accordance with the approved Site Development Permit including public right-of-way improvements.

RECOMMENDATION

Planning staff recommends that the Planning Commission adopt a resolution finding the developer in full compliance with the terms and conditions of this Development Agreement.

STEPHEN M. HAASE, DIRECTOR
Planning, Building and Code Enforcement

c: Ms. Nancy Bareilles, Cisco Systems, Inc., 170 West Tasman Drive, San Jose, CA 95134